



# CITY OF LODI

PUBLIC WORKS DEPARTMENT

## COUNCIL COMMUNICATION

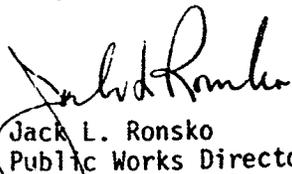
TO: City Council  
FROM: City Manager  
MEETING DATE: June 3, 1987  
AGENDA TITLE: Approve Turner Road Improvement Agreement with General Mills and Certify Negative Declaration

**RECOMMENDED ACTION:** That the City Council approve the attached agreement with General Mills, Inc. regarding the improvement of Turner Road and authorize the Mayor and City Clerk to execute it on behalf of the City, and certify the Negative Declaration prepared by the Community Development Department.

**BACKGROUND INFORMATION:** The 1987 Capital Improvement Program includes the improvement of Turner Road from Lower Sacramento Road (N) to the SPRR spur west of Mills Avenue. The proposed City work includes an asphalt concrete overlay, some pavement and curb and gutter repairs, and a traffic signal installation at the Turner/Lower Sacramento intersection. General Mills intends to relocate a railroad spur and install curb, gutter, and sidewalk along their frontage on the north side. (See exhibit in agreement.) This will complete the improvements on Turner Road between Mills Avenue and Lower Sacramento Road (S) and will allow four lanes of traffic.

In order to minimize disruption and coordinate the work, it is proposed that the City include some of the General Mills work in its contract.

The Community Development Director has prepared and advertised a Negative Declaration on the project. Although there are no significant impacts, two large oak trees will need to be removed as part of the project.

  
Jack L. Ronsko  
Public Works Director

JLR/RCP/ma

Attachments

APPROVED:

  
THOMAS A. PETERSON, City Manager

FILE NO.

NEGATIVE DECLARATION

Notice is hereby given that the City of Lodi Planning Department has determined that the following proposal will have no "Significant Impact on the Environment". Supporting documentation is available in the form of a "Preliminary Environmental Assessment" and is available for public review in the Planning Department Office, City Hall Building, 221 W. Pine Street. Anyone wishing to appeal the issuance of this Declaration to the Planning Commission may do so no later than the date indicated as "Last date to Appeal".

Date 3-12-87 Project Title: TURNER ROAD WIDENING BETWEEN LOWER SACTO RD (N) & THE S.P.R.R.

Responsible Agency: Lodi Planning Dept. Contact Person: DAVID NORIMOTO

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:  
CITY OF LODI PUBLIC WORKS DEPARTMENT - RICHARD PRIMA, CHIEF ENGINEER

Address: 221 WEST PINE STREET City: LODI County: SAN JOAQUIN

Area Code: 209 Phone: 333-6706

**PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION**

The City of Lodi will widen and upgrade a one-block section of Turner Road located between the north leg of Lower Sacramento Road and the S.P.R.R. Track. The project will add an additional travel lane, providing 2 lanes in each direction. Curb, gutter and sidewalk will also be installed on the north side of the street. The improvements will bring this block into conformance with the street sections on either side of this block.

Project Location City: LODI Project Location County: SAN JOAQUIN COUNTY

Last Date to Appeal: 3-31-87 Address Where Preliminary Environment Assessment is Available: LODI CITY PLANNING DEPT. 221 W. Pine St., Lodi, CA 95240 Phone: (209) 334-5634

Environmental Assessment

INITIAL STUDY

1. PROJECT TITLE Turner Road widening, Lwr Sacto Rd (N) to S.P.R.R. tracks.
2. LOCATION Turner Rd between Lwr Sacto Rd (N) and the S.P.R.R.
3. PROJECT DESCRIPTION The City will widen a one-block section of Turner Road between the north leg of Lower Sacramento Road and the S.P.R.R. tracks. The project will alleviate an existing traffic hazard by widening the street from 3 to 4 lanes and installing curb, gutter and sidewalk on the north side. This will match the street section east and west of this block.
4. General Plan Designation (A) Existing (city), (B) Proposed (A) Industrial; (B) No change.
5. Site description and surrounding land use There are industrial uses on both the north and south side of the street. The street serves as a major east-west arterial street.
6. Zoning (A) Existing, (B) Proposed (A) M-2, heavy-industrial; (B) No change.

Will the Project Have a Significant Effect Through Any of the Following Impacts?

	<u>Yes</u>	<u>No</u>	<u>Maybe</u>
7. a. Substantial alteration of natural topography, soil or subsoil features.....	---	X	---
b. Substantially degrade surface or groundwater quality..	---	X	---
c. Substantially deplete surface or groundwater resources.....	---	X	---
d. Substantially interfere with groundwater flow or recharge.....	---	X	---
e. Cause a significant affect related to flood, erosion or siltation.....	---	X	---
f. Substantial interference with the habitat of any species of fish, wildlife or plant.....	---	X	---
g. Violate ambient air quality standards or create substantial air emissions or objectionable odors.....	---	X	---
h. Substantially increase ambient noise or glare level for adjoining areas.....	---	X	---
i. Substantial reduction of existing cropland.....	---	X	---
j. Expose individuals or property to geologic, public health, traffic, flood, seismic or other hazards.....	---	X	---

	Yes	No	Maybe
k. Have a substantial, demonstrable, negative aesthetic effect.....	---	X	---
l. Result in the disruption or alteration of an archeological, historical or paleontological site....	---	X	---
m. Cause or allow substantial increase in consumption in any natural resources.....	---	X	---
n. Results in the use or waste of substantial amounts of fuel or energy.....	---	X	---
o. Necessitate major extensions of water, sewer, storm drain, electrical lines or public roads.....	---	X	---
p. Substantially increase demand for or utilization of public services such as schools or fire or police protection.....	---	X	---
q. Substantially change transportation patterns related to existing traffic load, street capacity, parking availability or traffic safety.....	---	X	---
r. Induce substantial growth, concentration or displacement of population.....	---	X	---
s. Result in an alteration or conflict with existing or planned land uses.....	---	X	---
t. Conflict with adopted plans, goals or policies of the City of Lodi.....	---	X	---

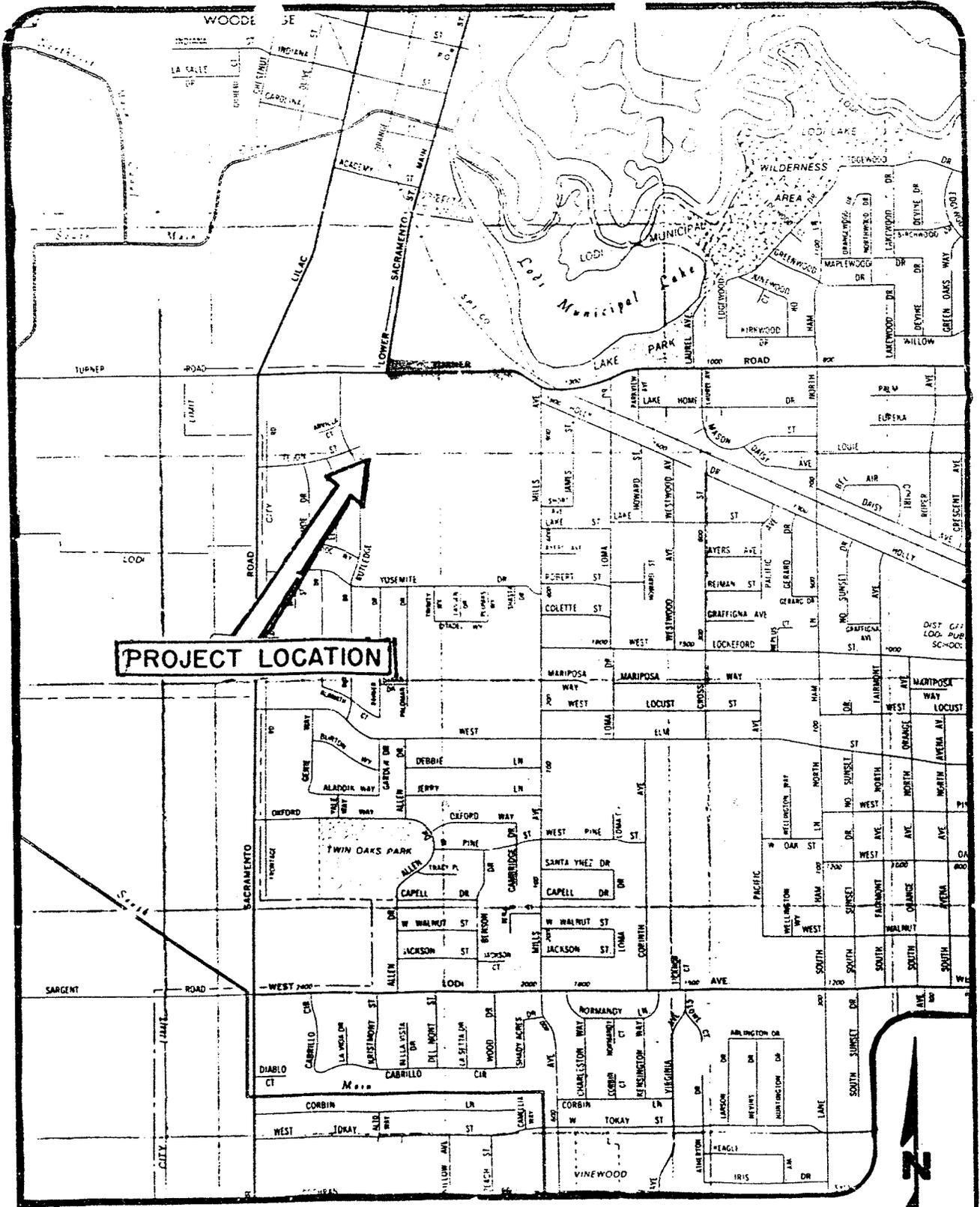
Adverse impacts of project and their magnitude: \_\_\_\_\_  
 No significant environmental impacts.

Mitigation Measures to Reduce Adverse Impacts Identified by Initial Study: \_\_\_\_\_

**RECOMMENDATION**

Negative Declaration     EIR     Conditional Negative Declaration

JAMES B. SCHROEDER  
 Environmental Review Officer  
 By David M. Munn Date 3-12-87



**PROJECT LOCATION**

VICINITY MAP

AGREEMENT

THIS AGREEMENT made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 1987, by and between GENERAL MILLS, INC., hereinafter called "Developer"; and the CITY OF LODI, a municipal corporation of the State of California, hereinafter called "City."

W I T N E S S E T H:

Whereas, Developer is the owner of the property on both sides of Turner Road as shown on Exhibit A, and incorporated herein by reference, and Developer acknowledges that the installation of street improvements on the north side of Turner Road is their responsibility, and further, Developer intends to relocate its existing railroad spur as shown on Exhibit A, and this relocation will require that a certain amount of street improvements be removed and replaced, and

Whereas, City has appropriated funds to improve Turner Road in this area and intends to do the work in the summer of 1987, and it would be in the public interest to coordinate this work with Developer;

NOW, THEREFORE, the parties hereto do hereby covenant, agree and promise as follows:

1. As part of the Turner Road Improvement project, City will construct the following improvements which are Developer's responsibility:
  - a. Curb, gutter, sidewalk and street shoulder structural section on the north side of Turner Road fronting Developer's property.
  - b. Replacement of curb, gutter, sidewalk and pavement at the existing and abandoned railroad spur locations.
  - c. Installation of catch basins and other curb, gutter and sidewalk improvements necessary to accommodate the relocated railroad spur.
  - d. ~~Modifications to Developer's existing driveway on Turner Road at Lower Sacramento Road.~~
2. In addition, City will install a traffic signal at the intersection of Turner Road, Lower Sacramento Road, including Developer's driveway as a part of the intersection.
3. City will perform the engineering, inspection and contract administration for the above work at no cost to Developer.
4. Developer will perform the following work in conjunction with the City improvement project:
  - a. Install new railroad spur;
  - b. Remove existing railroad spur;

- c. Relocate railroad crossing protection devices; and
  - d. Perform all on-site work necessary to properly connect and/or match the street improvements, with the exception of the traffic signal work.
5. Upon completion of the improvements, Developer will pay City the amount of the actual cost of construction for the contract items pertaining to the work described in (1) above. The estimated cost for the work described in item 1a is \$60,000. The cost of items 1b and c will be an additional amount. Said payment shall be made within 45 days of receipt of a descriptive bill for the developer's capitalization records from the City.
- ~~6. Developer will pay to the City of Lodi a lump sum of \$20,000 for the traffic signal work described in (2) above. Said payment shall be made within 30 days of the approval of this agreement by both parties.~~
6. Developer will pay to the City of Lodi one fourth of the estimated cost of \$80,000 for the traffic signal work described in (1) above. A payment of \$20,000 with any excess to be applied to (5) above will be made within 30 days of the approval of this agreement by both parties. The City will provide the Developer with documentation of the traffic signal cost for the purpose of capitalization records.
7. In the event that either party brings an action under this Agreement for the breach or enforcement thereof, the prevailing party in such action shall be entitled to its reasonable attorneys' fees and costs whether or not such action is prosecuted to judgment.
8. Any notice or demand desired or required to be given hereunder shall be in writing and deemed given when personally delivered or deposited in the mail, postage prepaid, sent certified or registered, and addressed to the parties as set forth above or to such other address as either party shall have previously designated by such a notice. Any notice so delivered personally shall be deemed to be received on the date of delivery and any notice so mailed shall be deemed to be received five (5) days after the date on which it was mailed.

IN WITNESS WHEREOF, the parties hereto having read the foregoing and having understood the same have now set their hands on the day and year first hereinabove written.

GENERAL MILLS, INC.

Attest:

By \_\_\_\_\_

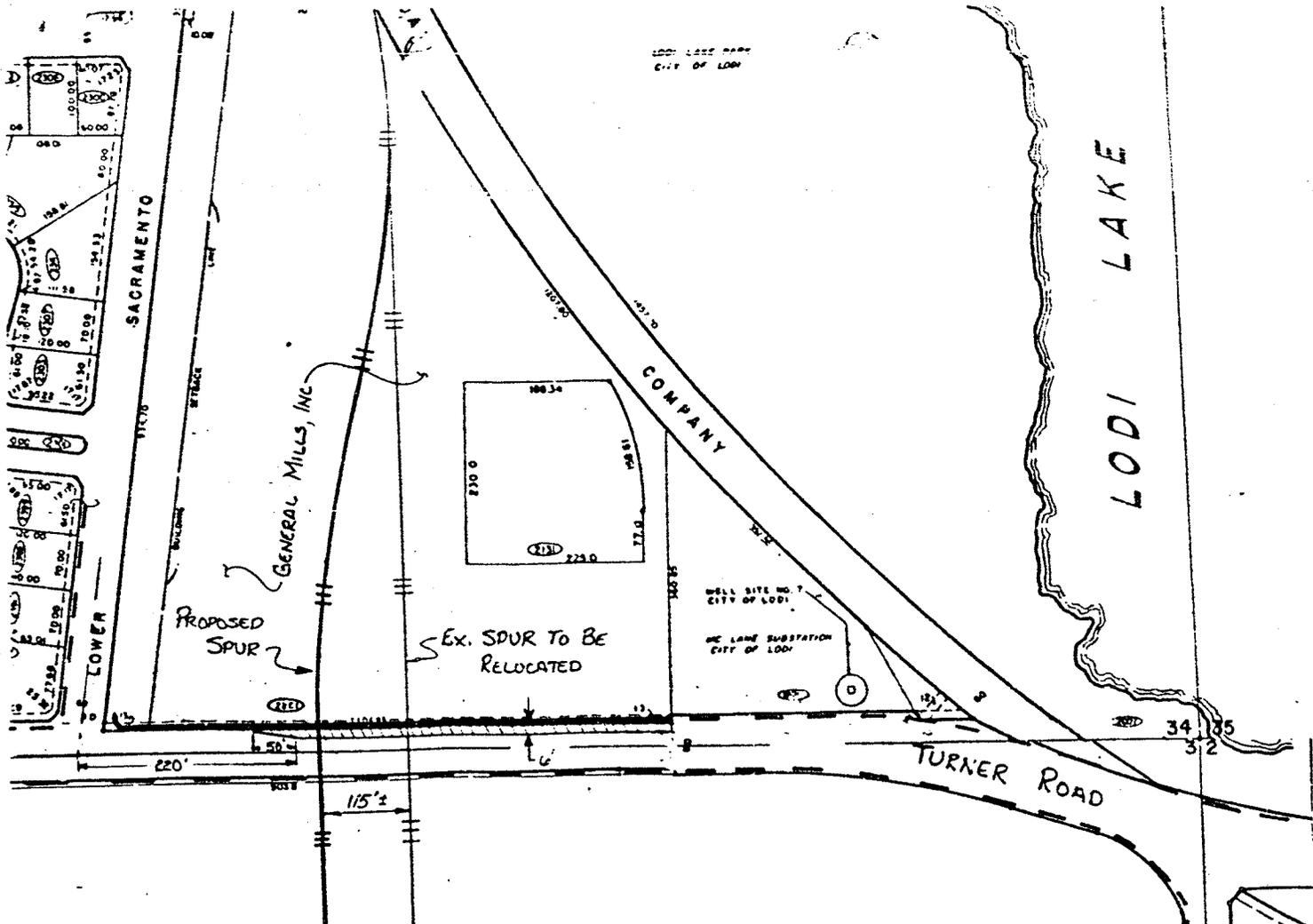
CITY OF LODI, a Municipal Corporation

Attest:

By Evelyn Olson, Mayor

City Clerk

LODI LAKE PARK  
CITY OF LODI



- EXISTING CURB, GUTTER & SIDEWALK
- PROPOSED CURB, GUTTER & SIDEWALK
- //// SHOULDERS PAVING (up to toe)



0 50 100  
SCALE

TURNER RD @ GENERAL MILLS

Exhibit A

MILLS AVE.

HOLLY